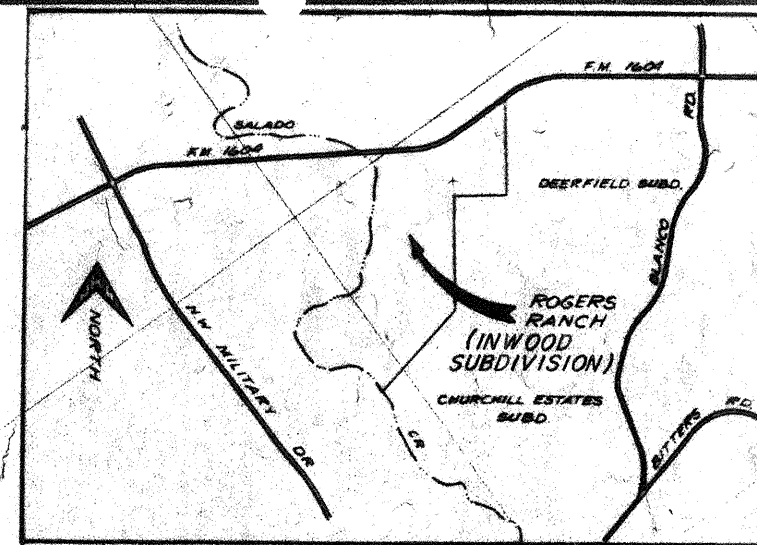


RECEIVED
1990 MAY 24 P 2:38
DEPT. OF PLANNING
AND DEVELOPMENT
SERVICES DIVISION



LOCATION MAP

NOTES:

1. WATER SERVICE BY CITY OF SAN ANTONIO CITY WATER BOARD
2. SANITARY SEWER SERVICE BY CITY OF SAN ANTONIO
3. PROPERTY IS TOTALLY OUTSIDE SAN ANTONIO CITY LIMITS
4. CONTOURS SHOWN ARE AERIAL PHOTOGRAPHY (8/82)
5. PROPERTY LINES ARE APPROXIMATE AND WERE LOCATED FROM
6. THESE LINES SHOWN ON AERIAL PHOTOGRAPHY AND WERE
7. NOT CALCULATED OR TAKEN FROM DEEDS
8. FLOOD PLAN LIMITS ARE APPROXIMATE AND WERE TAKEN FROM
9. "A" FLOOD HAZARD BOUNDARY MAPS # C-82

RESIDENTIAL UNITS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 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1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154

FILE COPY

REVISED

UNIT 2E - NOV. 1990

RECEIVED
1991 FEB - 4 P 12: 4

NOTES

1. WATER SERVICE BY CITY OF SAN ANTONIO CITY WATER BOARD
2. SANITARY SEWER SERVICE BY CITY OF SAN ANTONIO
3. PROPERTY IS TOTALLY OUTSIDE SAN ANTONIO CITY LIMITS
4. CONTIGUOUS SHOWN ARE AERIAL PHOTOGRAPHY 1948
5. PROPERTY LINES ARE APPROXIMATE AND WERE LOCATED FROM FENCE LINES SHOWN ON AERIAL PHOTOGRAPHY AND WERE NOT CALCULATED OR TAKEN FROM DEEDS
6. FLOOD PLAIN LIMITS ARE APPROXIMATE AND WERE TAKEN FROM FLOOD DAMAGE POLICY MAP 1958

RESIDENTIAL UNITS 12-14 MAY BE PLACED AT A PLANNED
INTERCOMPLEMENT WITH PRIVATE STREETS

UNFLOODED AREA ± 423 ACRES
FLOODED AREA ± 35 ACRES
TOTAL AREA ± 528 ACRES

528 AC. ROGERS RANCH
INWOOD SUBDIVISION

LEE-ROGERS PROPERTY
QUINCY-LEE DEVELOPER
634 W SUNSET ROAD
SAN ANTONIO, TEXAS 78216

PRELIMINARY OVERALL AREA
DEVELOPMENT PLAN
P.O.A.D.P. NO. 119
MACINA BOSE COPELAND AND ASSO

CONSULTING ENGINEERS
PLAN HAS BEEN ACCEPTED
HOUSE REN ASSOCIATES
ARCHITECTS
THE CITY OF SAN
SMITH LOCKE ASAKURA INC
LANDSCAPE ARCHITECTS
ANTONIO DEVELOPMENT
REVIEW COMMITTEE

Date: 2-18-91

File # 119

Signed: Edward V. [Signature]

* STREETS

INTERIOR STREETS FOR UNITS 1, 2A, 2B, 2C & 2D, 3A
ARE 30' SAFETY LANES, UNLESS OTHERWISE
INDICATED

NOTE:

- ACREAGE INCLUDES THE CENTRAL MAIN DRAINAGE & REC. CENTER.
- ACREAGE INCLUDES ROGERS WOOD BUT EXCLUDES POWER ESMT.
- THE DRAINAGE ACREAGE BETWEEN GARDEN OFFICE AND OFFICE (3.99 AC.), AND THE POWER ESMT. ACREAGE (7.65 AC.) HAVE NOT BEEN ADDED TO ANY LAND USE ACREAGE

FEBRUARY 6, 1985

PLANS SUBJECT TO CHANGE WITHOUT NOTICE

119

C-4304

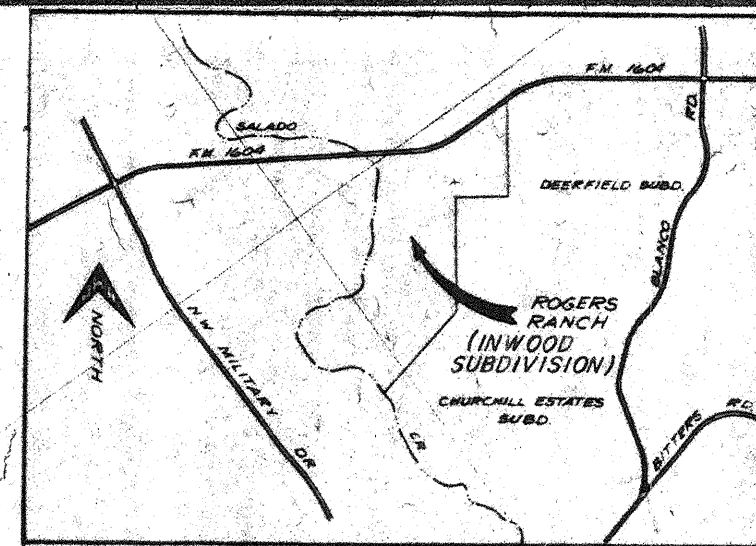
0' 100' 200' 300' 400'

PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO DEVELOPMENT
REVIEW COMMITTEE

Date: _____

File # **119**

Signed: *D. Pay*



LOCATION MAP

NOTES:

1. WATER SERVICE BY CITY OF SAN ANTONIO CITY WATER BOARD.
2. SANITARY SEWER SERVICE BY CITY OF SAN ANTONIO.
3. PROPERTY IS TOTALLY OUTSIDE SAN ANTONIO CITY LIMITS.
4. CONTOURS SHOWN ARE AERIAL PHOTOGRAPHY (9/85).
5. PROPERTY LINES ARE APPROXIMATE AND WERE LOCATED FROM FENCE LINES SHOWN ON AERIAL PHOTOGRAPHY AND WERE NOT CALCULATED OR TAKEN FROM DEEDS.
6. FLOOD PLAIN LIMITS ARE APPROXIMATE AND WERE TAKEN FROM FIA FLOOD HAZARD BOUNDARY MAPS # 0-12.

RESIDENTIAL UNITS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 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DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

LEE - 1604 N. ONE, LTD.
C/O 3330 OAKWELL COURT, SUITE 110
SAN ANTONIO, TEXAS 78218
TEL. N. (210) 828-6131

UNFLOODED AREA	493 ± ACRES
FLOODED AREA	35 ± ACRES
TOTAL AREA	528 ± ACRES

NOTES:

1. WATER SERVICE BY SAN ANTONIO WATER SYSTEM (WATER BOARD).
2. SANITARY SEWER SERVICE BY SAN ANTONIO WATER SYSTEM (WASTEWATER MANAGEMENT).
3. FLOOD HAZARD ZONE "A" BASED ON MAP TO MAP TRANSFER OF FLOOD INSURANCE RATE MAP BEAR COUNTY, TEXAS COMMUNITY-PANEL NUMBER 480035-01850 DATED JUNE 11, 1991.
4. RESIDENTIAL UNITS (INWOOD, UNITS 1-6 AND INWOOD HOLLOW, UNITS 1-6) MAY BE PLATTED AS A PLANNED UNIT DEVELOPMENT WITH PRIVATE STREETS.
5. ALL INTERIOR STREETS ARE 30' PAVEMENT UNLESS OTHERWISE NOTED.

PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO DEVELOPMENT
REVIEW COMMITTEE

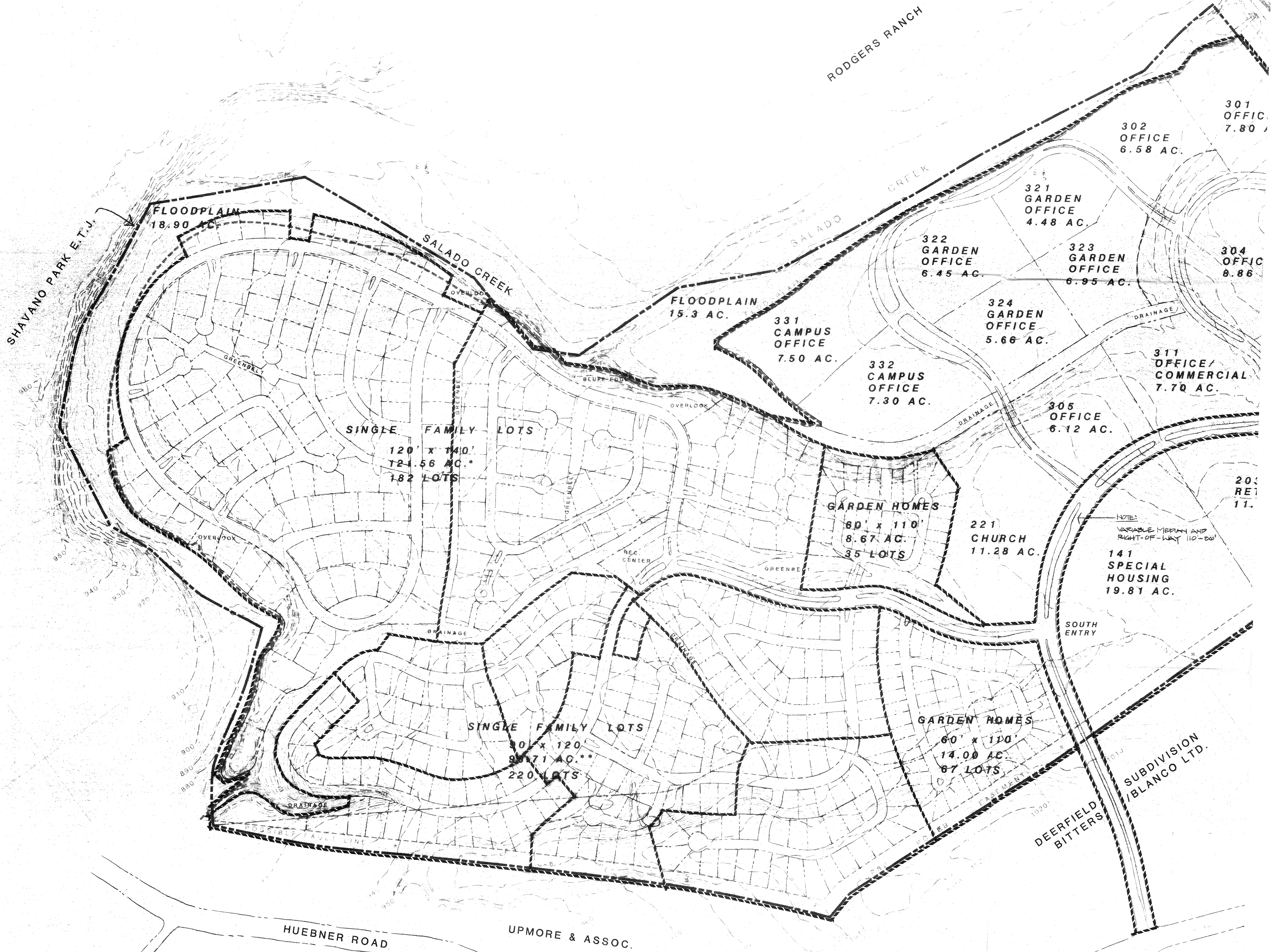
REVIEW CONTINUED

Date: march 11, 1993
File # 119
Signed: D. Paul

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

528 AC. ROGERS RANCH
INWOOD SUBDIVISION
PRELIMINARY, OVERALL AREA DEVELOPMENT PLAN, No. 119

[illegible]



NOTES:

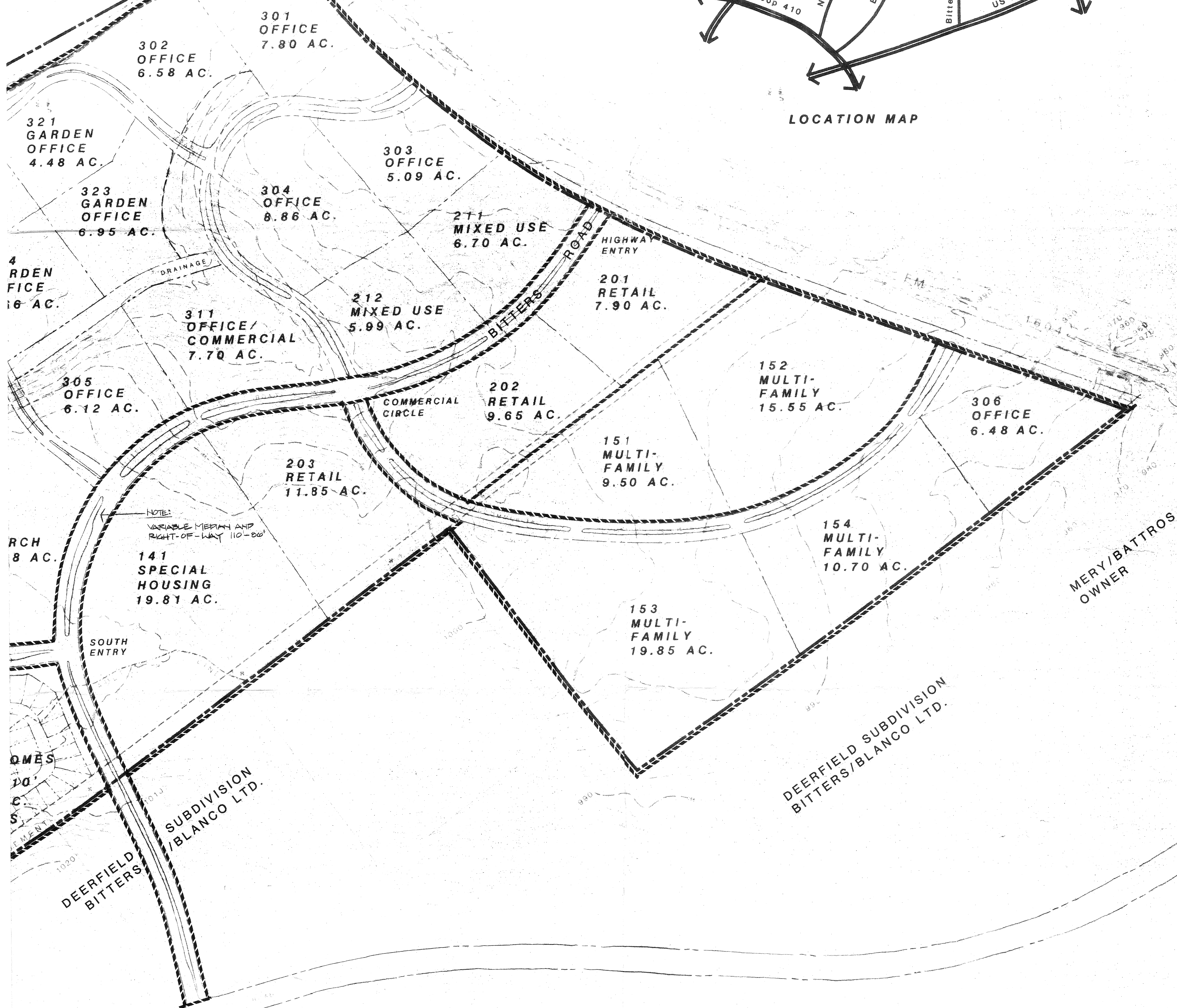
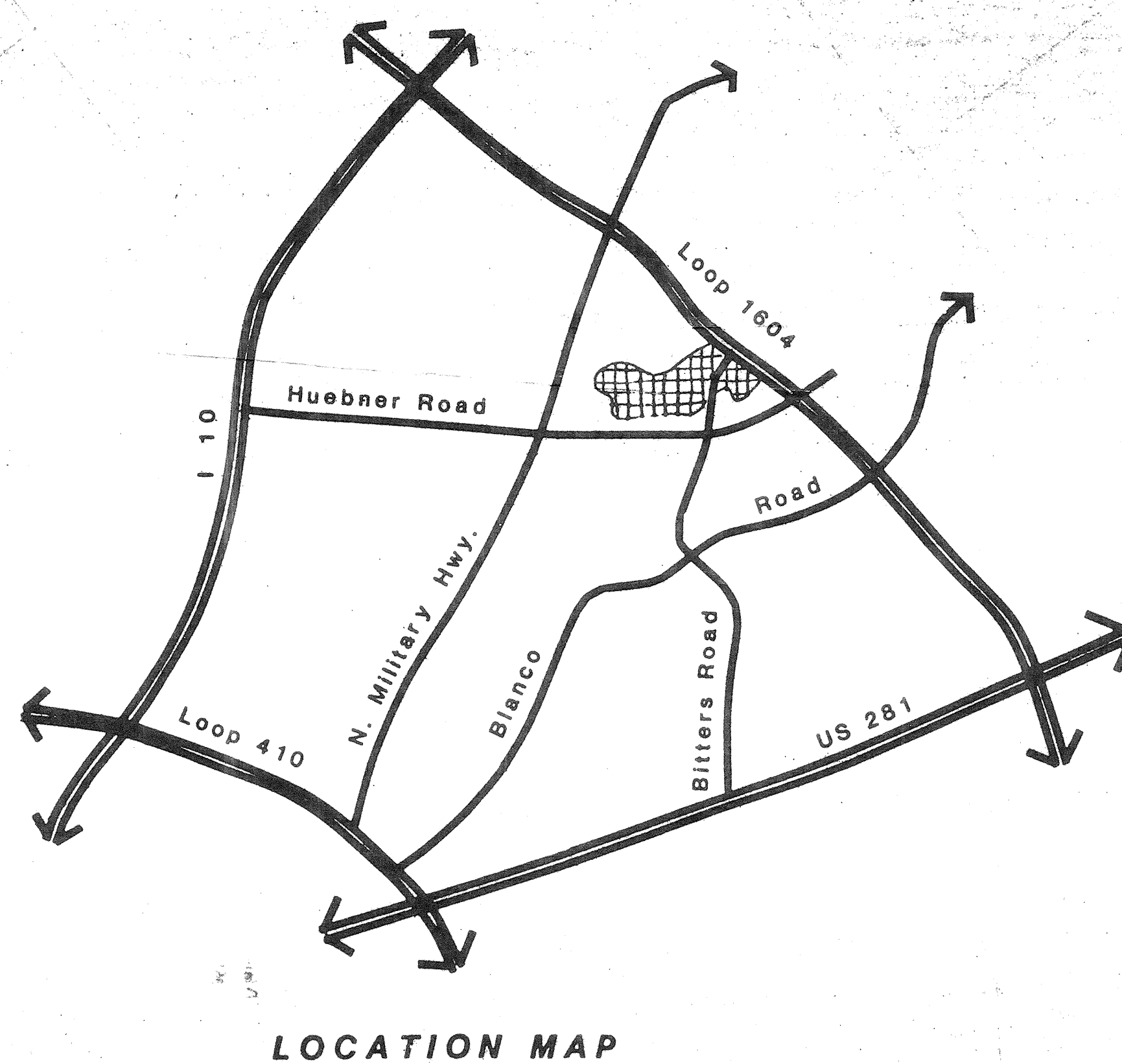
1. WATER SERVICE BY CITY OF SAN ANTONIO CITY WATER BOARD.
2. SANITARY SEWER SERVICE BY CITY OF SAN ANTONIO.
3. PROPERTY IS TOTALLY OUTSIDE SAN ANTONIO CITY LIMITS.
4. CONTOURS SHOWN WERE TAKEN FROM AN AERIAL PHOTOGRAPH 9/68.
5. PROPERTY LINES ARE APPROXIMATE AND WERE LOCATED FROM PENCE LINES SHOWN ON AERIAL PHOTOGRAPH AND WERE NOT CALCULATED OR TAKEN FROM DEEDS.
6. FLOOD PLAIN LIMITS ARE APPROXIMATE AND WERE TAKEN FROM FIA FLOOD HAZARD BOUNDARY MAPS # 01-82.

OPTION:

1. RESIDENTIAL UNITS 1, 2 THRU 7 MAY BE PLATTED AS A PLANNED UNIT DEVELOPMENT WITH PRIVATE STREETS.

UNFLOODED AREA ± 493 ACRES
 FLOODED AREA ± 35 ACRES
 TOTAL AREA ± 528 ACRES

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN



528 AC. ROGERS RANCH

LEE-ROGERS PROPERTY
QUINCY-LEE DEVELOPER
634 W SUNSET ROAD
SAN ANTONIO, TEXAS 78216

MACINA BOSE COPELAND AND ASSOC. INC.
CONSULTING ENGINEERS

HOUSE REH ASSOCIATES
ARCHITECTS

SMITH LOCKE ASAKURA INC.
LANDSCAPE ARCHITECTS

0 200 400 600
MARCH 29, 1985

DEVELOPMENT PROJECT SCHEDULE

RESIDENTIAL

RESIDENTIAL			
A. UNIT 1	-	TO BE COMPLETED BY	JUNE 1985
B. UNIT 1A	-	TO BE COMPLETED BY	SEPT. 1985
C. UNIT 1B	-	TO BE COMPLETED BY	SEPT. 1985
D. UNIT 2	-	" "	DEC. 1985
E. UNIT 3	-	" "	JUNE 1986
F. UNIT 4	-	" "	DEC 1986
G. UNIT 5	-	" "	DEC 1987
H. UNIT 6	-	" "	DEC 1988
I. UNIT 7	-	" "	JUNE 1989
J. UNIT 8	-	" "	JUNE 1989

COMMERCIAL

COMMERCIAL				
K. UNIT 1-C	"	"	"	JUNE 1989
L. UNIT 2-C	"	"	"	DEC 1985
M. UNIT 3-C	"	"	"	DEC 1986
N. UNIT 4-C	"	"	"	DEC 1987

UNITS 1-2, 4-7 ARE SINGLE FAMILY RESIDENTIAL
LOTS, 120' X 140'.
UNIT 3 ARE GARDEN HOME RESIDENTIAL
LOTS 60' X 110'.

ITY OF SAN ANTONIO CITY WATER BOARD.
SERVICE BY CITY OF SAN ANTONIO.
X- OUTSIDE SAN ANTONIO CITY LIMITS.
TAKEN FROM AN AERIAL PHOTOGRAPH 9/83
5. APPROXIMATE AND WERE LOCATED FROM
N ON AERIAL PHOTOGRAPH AND WERE
R TAKEN FROM DEEDS.
WERE APPROXIMATE AND WERE TAKEN FROM
BOUNDARY MAPS # 01-82.

2 THRU 7 MAY BE PLATTED AS A PLANNED
TH PRIVATE STREETS.

REA ± 493 ACRES

± 528 ACRES

NOTES:

1. WATER SERVICE BY CITY OF SAN ANTONIO CITY WATER BOARD.
2. SANITARY SEWER SERVICE BY CITY OF SAN ANTONIO.
3. PROPERTY IS TOTALLY OUTSIDE SAN ANTONIO CITY LIMITS.
4. CONTOURS SHOWN ARE AERIAL PHOTOGRAPHY (9/80).
5. PROPERTY LINES ARE APPROXIMATE AND WERE LOCATED FROM FENCE LINES SHOWN ON AERIAL PHOTOGRAPHY AND WERE NOT CALCULATED OR TAKEN FROM DEEDS.
6. FLOOD PLAIN LIMITS ARE APPROXIMATE AND WERE TAKEN FROM FIA FLOOD HAZARD BOUNDARY MAPS # C-82.

RESIDENTIAL UNITS 1, 2 THRU 7 MAY BE PLANNED AS A PLANNED UNIT DEVELOPMENT WITH PRIVATE STREETS.

UNFLOODED AREA ± 493 ACRES
FLOODED AREA ± 35 ACRES
TOTAL AREA ± 528 ACRES

DEVELOPMENT PROJECT SCHEDULE

RESIDENTIAL	
A UNIT 1 - 10	TO BE COMPLETED BY JUNE 1985
B UNIT 1A - 10	TO BE COMPLETED BY DEPT 1985
C UNIT 1B - 10	TO BE COMPLETED BY DEPT 1985
D UNIT 2 - 10	DEC 1985
E UNIT 3 - 10	JUNE 1986
F UNIT 4 - 10	DEC 1986
G UNIT 5 - 10	DEC 1987
H UNIT 6 - 10	DEC 1988
I UNIT 7 - 10	JUNE 1989
J UNIT 8 - 10	JUNE 1989
COMMERCIAL	
K UNIT 1C - 10	JUNE 1989
L UNIT 2C - 10	DEC 1988
M UNIT 3C - 10	DEC 1989
N UNIT 4C - 10	DEC 1987
UNITS 1-2, 4-7 ARE SINGLE FAMILY RESIDENTIAL	
LOTS 1-22 ARE	
LOTS 23-30 ARE GARDEN HOME RESIDENTIAL	
LOTS 31-40 ARE	

528 AC. ROGERS RANCH

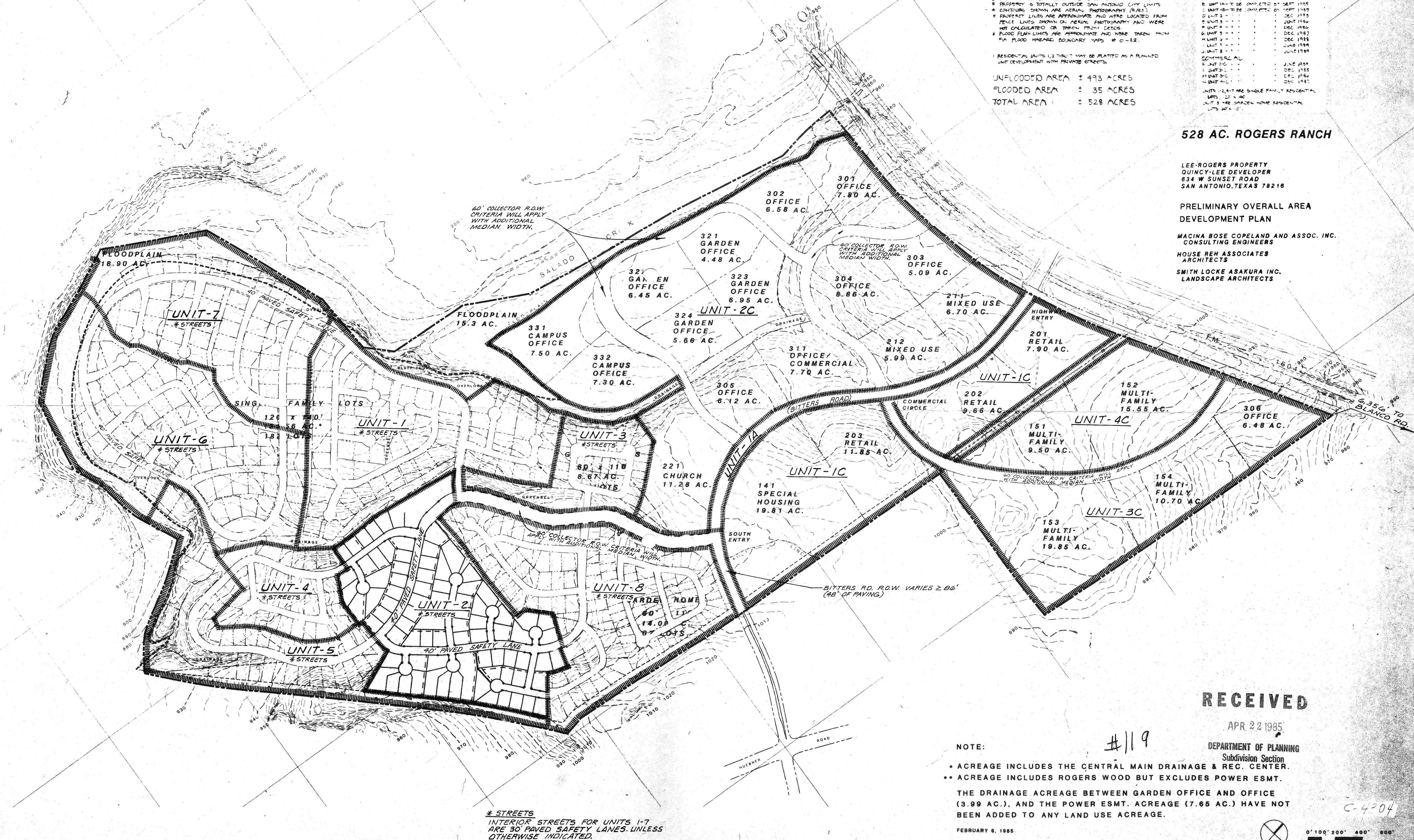
LEE-ROGERS PROPERTY
QUINCY-LEE DEVELOPER
634 W SUNSET ROAD
SAN ANTONIO, TEXAS 78216

PRELIMINARY OVERALL AREA
DEVELOPMENT PLAN

MACINA BOSE COPELAND AND ASSOC. INC.
CONSULTING ENGINEERS

HOUSE REH ASSOCIATES
ARCHITECTS

SMITH LOCKE ASAKURA INC.
LANDSCAPE ARCHITECTS



RECEIVED

APR 22 1985

DEPARTMENT OF PLANNING
Subdivision Section

NOTE:

- ACREAGE INCLUDES THE CENTRAL MAIN DRAINAGE & REC. CENTER.
- ACREAGE INCLUDES ROGERS WOOD BUT EXCLUDES POWER ESMT.
- THE DRAINAGE ACREAGE BETWEEN GARDEN OFFICE AND OFFICE (3.99 AC.), AND THE POWER ESMT. ACREAGE (7.65 AC.) HAVE NOT BEEN ADDED TO ANY LAND USE ACREAGE.

FEBRUARY 6, 1985

PLANS SUBJECT TO CHANGE WITHOUT NOTICE



0' 100' 200' 400' 600'

FILE NO. _____
(To be assigned by the Planning Dept.)
LEE-ROGERS PROP.
QUINCY-LEE DEVEL. 634 W. SUNSET RD. SA. 78216
NAME OF DEVELOPER/SUBDIVIDER ADDRESS

ROGERS RANCH

M.B.C. & ASSOC. INC.
NAME OF CONSULTANT ADDRESS

GENERAL LOCATION OF SITE ALONG THE SO. E.O.W. LINE OF F.M. 1604 SW.
OF ITS INTERSECTION WITH BLANCO RD.

EXISTING ZONING (If Applicable) O.C.C.

PROPOSED WATER SERVICE	PROPOSED LAND USE	PROPOSED SEWER SERVICE
<input checked="" type="checkbox"/> City Water Board	<input checked="" type="checkbox"/> Single Family	<input checked="" type="checkbox"/> City of San Antonio
<input type="checkbox"/> Other District _____	<input type="checkbox"/> Office	<input type="checkbox"/> Other Sewer _____
<input type="checkbox"/> Water Wells _____	<input checked="" type="checkbox"/> Multi-Family	<input type="checkbox"/> _____
	<input checked="" type="checkbox"/> Business	
	<input type="checkbox"/> Industrial	

DATE FILED May 25, 1984 REVISION DATE _____
DUE DATE OF RESPONSE June 25, 1984 (If applicable)
(within 20 working days of receipt) DATE OF RESPONSE _____
(within 15 working days of receipt)

Dec. 1985

(Date of expiration of plan, if no plots are received within 18 months of the plan filing)

NEEDED INFORMATION:

INFORMATION REQUESTED. The FOADP as an overview of the development proposed shall include, at least the following information:

- ☒ (a) perimeter property lines;
- ☒ (b) name of the plan and the "city" label;
- ☒ (c) scale;
- ☒ (d) proposed land use(s) by location and type;
- ☒ (e) existing and proposed circulation system (streets, roads, trails, etc.) and their relationship to the adjacent area, including any proposed alternative pedestrian circulation system (sidewalks, lanes, paths, etc.);
- ☒ (f) the proposed source and type of sewage disposal and treatment;
- ☒ (g) contour lines at no greater than ten (10) foot intervals;
- ☒ (h) projected sequence of phasing;
- ☒ (i) existing and/or proposed zoning classification(s);
- ☒ (j) known ownership and proposed development of projected municipal land; and
- ☒ (k) existing adjacent streets or developments which impact upon or are decisions within the proposed FOADP.

Required number of lots planned for each unit, etc. in

444-7900
181584
1



March 11, 1993

Mr. Paul DeLeon
MBC Engineers
415 Breesport
San Antonio, Texas, 78216

RE: Rogers Ranch (Inwood) Subdivision POADP #119

Mr. DeLeon:

The City Staff Development Review Committee has reviewed your revised Rogers Ranch (Inwood) Preliminary Overall Area Development Plan #119. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of platting.

If you have any further questions, please call Alex Garcia at 299-7900.

Sincerely,

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Design Engineer



CITY OF SAN ANTONIO

P.O. BOX 839865
SAN ANTONIO, TEXAS 78283-3966

September 29, 1992

Mr. Paul De Leon
MBC & Associates, Inc.
415 Breesport Drive
San Antonio, Texas 78216

RE: Inwood (Rogers Ranch) Subdivision POADP, Plan #119

Mr. De Leon:

The Development Review Committee has reviewed and accepted your revised Inwood (Rogers Ranch) Subdivision Preliminary Overall Area Development Plan. You may now submit subdivision plats for any of the area covered by this revised plan.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of platting.

If you have any further questions, please call Alex Garcia at 299-7900.

Sincerely,

David W. Pasley, AICP
Acting Director
Department of Planning

DWP/ALG

cc: Andy Ballard, Traffic Design Engineer



CITY OF SAN ANTONIO

CITY OF SAN ANTONIO
SAN ANTONIO, TEXAS 78203-3900

February 18, 1991

Mr. Paul De Leon
MBC Engineering Co.
415 Breesport Dr.
San Antonio, Texas 78216

RE: Rogers Ranch POADP
File # 119

Dear Mr. De Leon:

The Development Review Committee has reviewed and accepted your revised plan for Rogers Ranch. The plan has been assigned file # 119 for future reference.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Unified Development Code. Any platting will have to comply with the Unified Development Code at the time of platting.

If you have any questions, please contact Raul Ramos at 299-7900.

Sincerely,

Michael C. O'Neal, AICP
Planning Administrator
Department of Planning

mco/rr
Encl.



CITY OF SAN ANTONIO

P. O. BOX 839966

SAN ANTONIO, TEXAS 78283-3966

June 14, 1990

Mr. Robert Liesman, P.E.
MBC Engineers, Inc.
415 Breesport Dr.
San Antonio, Texas. 78216

RE: Rogers Ranch POADP
File #119

Dear Mr. Liesman:

The Development Review Committee has reviewed and accepted your revised plan for Rogers Ranch. The plan has been assigned file #119 for future reference.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Unified Development Code. Any platting will have to comply with the Unified Development Code at the time of platting.

If you have any questions, please contact Raul Ramos at 299-7900.

Sincerely,

for 

Michael C. O'Neal, AICP
Planning Administrator
Department of Planning

MCO/RR
Encl.



Rog

CITY OF SAN ANTONIO

P.O. BOX 839966

SAN ANTONIO, TEXAS 78283-3966

January 8, 1990

Mr. Robert Liesman, P.E.
MBC Engineers, Inc.
415 Breesport Dr.
San Antonio, Texas. 78216

RE: Rogers Ranch POADP
File #119

Dear Mr. Liesman:

The Development Review Committee has reviewed and accepted your revised plan for Rogers Ranch. The plan has been assigned file #119 for future reference.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Unified Development Code. Any platting will have to comply with the Unified Development Code at the time of platting.

If you have any questions, please contact Raul Ramos at 299-7900.

Sincerely,

for Edward J. O'Neal
Michael C. O'Neal
Planning Administrator
Department of Planning

RR:
Encl.



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

October 6, 1987

Paul De Leon
M.B.C. Engineering Company
415 Breesport Drive
San Antonio, Texas 78216

RE: Roger's Ranch POADP #119

Dear Mr. De Leon:

The Development Review Committee has reviewed and accepted your revised plan for Roger's Ranch Plan. The plan has been assigned File #119 for future reference.

Please note that this action by the Committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Unified Development Code. Any platting will have to comply with the regulations in force at the time of platting.

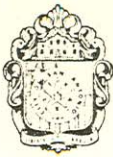
If you have any questions, please contact Roy Ramos at 299-7900.

Sincerely,

A handwritten signature in cursive script that reads "McO'Neal".

Michael C. O'Neal, AICP
Planning Administrator
Department of Planning

MCO/RR/sm
Encl.



Rog

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

May 7, 1985

Quincy Lee Company
Attn: Allen Ghormley
634 W. Sunset Road
San Antonio, Tx 78216

Dear Mr. Ghormley:

Re: Rogers Ranch

As requested, the P.O.A.D.P. Committee has reviewed your conceptual plan for the Rogers Ranch. The committee sees no problem with the design as submitted. However, if you plan to follow this concept, please file a revised P.O.A.D.P. for formal review by the committee.

Sincerely,

Michael C. O'Neal
Planning Administrator
Department of Planning

MCO/sh

cc: M.B.C. Engineers
415 Breesport
San Antonio, Texas 78216



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

Applicant: Quincy Lee Co.
Attn: Allen Ghormley
Address: 634 W. Sunset Road
San Antonio, Texas 78216

Re: Rogers Ranch ☐ Preliminary Plan
☒ P.O.A.D.P. (Revision)
File #: 84-14-63-68

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

☒ is in general compliance with the Subdivision Regulations
☐ lacks compliance with the Subdivision Regulations regarding:

- | | |
|---|---|
| <input type="checkbox"/> Street layout | <input type="checkbox"/> Low density lots |
| <input type="checkbox"/> Relation to adjoining street system | fronting onto major thoroughfares |
| <input type="checkbox"/> Stub streets | <input type="checkbox"/> 24' alley(s) |
| <input type="checkbox"/> Street jogs or intersections | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Dead-end streets | _____ |
| <input type="checkbox"/> Cul-de-sac streets in excess of 500' | _____ |

☐ See annotations/comments on attached copy of your plan.

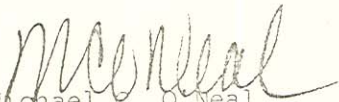
☒ Comments: (see attached)

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

Rogers Ranch
Page 2

Staff contacted Mr. Jerry Walker on May 14, 1985 and informed him that the committee reviewed and accepted the designed plan for Rogers Ranch. However, the committee requested that the design plan be submitted (1 copy) as a POADP for our files. This would not require further committee review. Said copy was received from Mr. Walker on May 15, 1985.

Thank you,


Michael E. O'Neal
Planning Administrator
Department of Planning

MCO/RR/sm



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

Applicant: The Quincy Lee Co.
Attn: Allen Ghormley
Address: 634 W. Sunset Road.
San Antonio, Texas 78216

September 6, 1984

Re: Rogers Ranch ☐ Preliminary Plan
~~XX~~ P.O.A.D.P.
File #: 84-14-63-68

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- (X) meets the P.O.A.D.P. requirements
- () does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations.

() 36-20D(a)	() 36-20D(e)	() 36-20D(i)
() 36-20D(b)	() 36-20D(f)	() 36-20D(j)
() 36-20D(c)	() 36-20D(g)	() 36-20D(k)
() 36-20D(d)	() 36-20D(h)	() _____

- (X) is in general compliance with the Subdivision Regulations
- () lacks compliance with the Subdivision Regulations regarding:

() Street layout	() Low density lots
() Relation to adjoining street system	fronting onto major thoroughfares
() Stub streets	() 24' alley(s)
() Street jogs or intersections	() _____
() Dead-end streets	_____
() Cul-de-sac streets in excess of 500'	_____

- () See annotations/comments on attached copy of your plan.
- (X) Comments: See attachment.
- _____
- _____
- _____

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

By Donald E. [Signature]

Attachment
Rogers Ranch

It is noted that in connection with this POADP review, the Churchill Estates POADP has been revised to address an certain inconsistency. More specifically, the Churchill Estates scheme has been modified to reflect the street section (86' R.O.W.), northwest of Huebner Road as illustrated on your POADP. Staff has analyzed the relationship of both plans and no objection is imposed.

As signed

CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS 78235

✓ June 13, 1984

Allen Ghormley
The Quincy Lee Co.
634 W. Sunset Rd.
San Antonio, Texas 78216

Dear Mr. Ghormley:

We have completed review of the 528 ac. Rogers Ranch POADP. We find it meets all POADP requirements and is in general compliance with the Subdivision Regulations, however, we have several concerns with the proposal as submitted. Since a purpose of the POADP review is to provide an early indication of potential problems in the platting process, we are taking this opportunity to inform you. The first concern is the intersection design of the proposed 86' and 110' roads. The POADP indicates proposed collectors with 86' R.O.W. and the Bitters Rd. thoroughfare transitioning from an 86' R.O.W. at Huebner Rd. within the Deerfield POADP to a 110' R.O.W. on your property. While such additional R.O.W. is generally desirable, we have experienced difficulties in traffic signalization at intersections where excess median width is provided. If you submit intersection design details to the Traffic Engineering Division of Public Works, staff will provide recommendations to avoid future traffic signalization problems while taking full advantage of such additional R.O.W.

The second concern is that you have shown extensions of two roadways off your property into areas already master planned. While indication of your intention is commendable, we wish to note that we cannot approve such extensions unless they are consistent with such adjacent POADP's. In this case, the Deerfield POADP (File #83-15-64-20) submitted by Bitters/Blanco Ltd. and reviewed by staff on August 10, 1983 shows the Bitters Rd. extension as an 86' R.O.W. to the edge of their property. This was consistent with a Major Thoroughfare Plan amendment which was pending at the time and has since been adopted. The Rogers Ranch POADP shows a facility which scales off as a 110' R.O.W. on the Deerfield property, although it is labelled as an 86' R.O.W. at the intersection with Huebner Rd. We wish to inform you that if you desire any R.O.W. beyond 86' off your property that you make appropriate provision for a revision of the Deerfield POADP. Staff has no authority to require such additional R.O.W. dedication. This particular matter could be resolved either by showing the transition as occurring on your property or a consistent 110' R.O.W. on a revised Deerfield POADP.

A similar conflict exists with respect to the other adjacent POADP, Churchill Estates Subdivision (File #83-15-63-04) submitted by J.H. Uptmore and reviewed by staff on July 5, 1983. This review letter indicated the need for

the Huebner Rd. thoroughfare. Staff indicated that the then current Thoroughfare Plan required an 86' R.O.W. but that a pending change would require 110' and recommended that 110' be provided. A revised plan received Aug. 23 1983 showed Huebner as an 86' R.O.W. but indicated no road extensions beyond Huebner to the northwest. Churchill Estates Drive was shown as teeing into Huebner as a 60' R.O.W.

Huebner Rd. was adopted by Council as a 110' R.O.W. on Nov. 17, 1984, and therefore the submittal of a revised Churchill Estates POADP would appear to be necessary in any case. Since the Rogers Ranch development desires a connection to Huebner, such proposal also would require a revision to the Churchill Estates POADP.

Staff feels however, that the connection of the 86' R.O.W. street crossing Huebner and tying in to Churchill Estates Drive is undesirable for a number of reasons:

- 1) While it is a 110' R.O.W. landscaped boulevard for approx. 4200' from the Blanco Rd. intersection, it is already platted or built as a 60' R.O.W. for approximately 3000' rendering it undesirable as a major thoroughfare.
- 2) Residential driveways take access on Churchill Estates Drive throughout its length and a total of 31 homes front on the street. By design it is therefore a residential street, not a major arterial.
- 3) Residents of the area have already expressed their concern about traffic volumes on this street and have requested stop signs to be placed at appropriate points on Churchill Estate Drive.
- 4) The connection of Churchill Estates Drive to an 86' arterial would provide a short-cut route for through-traffic movement to F.M. 1604.
- 5) The Planning Commission previously considered designating Churchill Estates as a major thoroughfare but after careful consideration rejected it and instead recommended the Bitters Rd. extension as the appropriate through-traffic route. City Council agreed by adopting the Bitters Rd. extension.
- 6) Since Churchill Estates Drive is by design a residential street, the connection to a continuous roadway would cause the street to function as a thoroughfare in violation of the City's Major Thoroughfare Plan Policy #1.08 and Policy #8.2 as follows:

Policy #1.08: Require that lots developed for low-density residential use which abut a major thoroughfare be designed in such a manner that they do not front the thoroughfare. Access to such lots will be provided only from a local street which, in turn, will have access to a collector street. Plats will be annotated to indicate that vehicular access to such lots from the thoroughfare will not be permitted. If conditions exist which make this design infeasible, the construction of a marginal access street upon which the lots would front may be permitted.

Policy # 8.2: Discourage through traffic on residential streets by: (1) blocking, where appropriate, direct access to arterials from residential streets, thus reducing the potential for through traffic movement through neighborhood, and (2) providing barriers, traffic channelization, or other physical traffic movement controls on residential streets.

Staff recommendations were provided on a sketch which indicated to you one way of accommodating your interest in connecting to Huebner Rd. while at the same time protecting Churchill Estates Drive as a residential street. Staff is open to other solutions, however, we are opposed to a direct connection or only a minor offset of the two streets. We feel if the latter were approved it would result in an arterial level of traffic volumes to pass through a residential area.

We therefore recommend that you either realign your 86' street within the property line of Rogers Ranch or that you work with J.H. Uptmore to develop an appropriate revision to the Churchill Estates POADP.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

Sincerely,

Signed on original

Roland A. Lozano
Director of Planning

RAL/AE:bg



The Quincy Lee Company

JERRY V. WALKER, Jr.

May 14, 1985

RECEIVED
1985 MAY 15 AM 11:06
DEPT. OF PLANNING
CURRENT PLANNING
SECTION

Mr. Roy Ramos
City Planning Department
P. O. Box 9066
San Antonio, Texas 78285

Dear Roy:

Per our conversation of today, enclosed is the requested copy of the P.O.A.D.P. for your files. If we can be of any further assistance, please let us know.

Sincerely,

Jerry V. Walker, Jr., ASLA
Land Development Project Manager

JVW:lk

Enclosure

*Return
to Ethel
Cruzman*

634 West Sunset Road San Antonio, Texas

*I talked to Jerry Walker
5/14/85. He will send us a
large copy of P.O.A.D.P. for
our files as per my request.
This will not require committee
review. The committee has given
their ok to proceed with the
plan.*

Ry 5/14/85



The Quincy Lee Company

JERRY V. WALKER, Jr.

May 10, 1985

Mr. Eddie Guzman
City of San Antonio
Department of Planning
115 Plaza De Armas, P. O. Box 9066
San Antonio, Texas 78285

Re: Inwood P.O.A.D.P. Review

Dear Eddie:

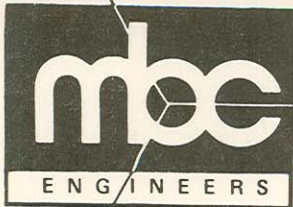
Please be advised that the most recently delivered P.O.A.D.P. that has been staff reviewed is our final plan and should replace our existing P.O.A.D.P. The new P.O.A.D.P., for clarification, does not include Churchill Boulevard.

If we can be of any assistance, please let us know.

Sincerely,

Jerry V. Walker, Jr.
Land Development
Project Manager

JVW:lk



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS

415 Breesport Drive, San Antonio, Texas 78216
(512) 349-0151

TO CITY OF SAN ANTONIO
CURRENT PLANNING

Proj. No. _____ Date 9-29-87

Re: I.D. # 119
ROGERS RANCH (INWOOD)

Attn: ROY RAMOS

GENTLEMEN:

WE ARE SENDING YOU

☐ Attached

☐ Under separate cover via _____ the following items.

☐ Shop drawings

☐ Prints

☐ Plans

☐ Samples

☐ Specifications

☐ Copy of letter

☐ Change Order

☐ _____

COPIES	DATE	NO.	DESCRIPTION
<u>5</u>			<u>P.O.A.D.P. (REVISED)</u>

THESE ARE TRANSMITTED as checked below:

☐ For your approval

☐ Approved as submitted

☐ Resubmit _____ copies for approval

☐ For your use

☐ Approved as noted

☐ Submit _____ copies for distribution

☐ As requested

☐ Returned for corrections

☐ Return _____ corrected prints

☒ For review and comment

☐ _____

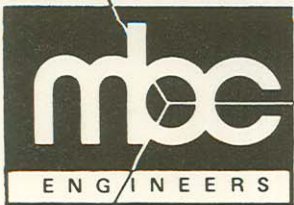
☐ FOR BIDS DUE _____ 19 _____

☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: _____

COPY TO _____

SIGNED _____



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS

415 Breesport Drive, San Antonio, Texas 78216
(512) 349-0151

TO CITY OF SAN ANTONIO

Proj. No. _____ Date 7-25-88

Re: INWOOD

Attn: William Vann

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items.
☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
<u>5</u>			<u>P.O.A.D.P. (REVISED)</u>

THESE ARE TRANSMITTED as checked below:

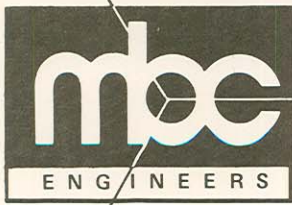
- | | | |
|---|---|---|
| <input type="checkbox"/> For your approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input checked="" type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ 19 ____ <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | | |

REMARKS:

RECEIVED
1988 JUL 26 PM 4:00
DEPT OF PLANNING
CURRENT PLANNING
DIVISION

COPY TO _____

SIGNED _____



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS

415 Breesport Drive, San Antonio, Texas 78216
(512) 349-0151

TO PLANNING DEPT.

Proj. No. _____ Date 4/22/85

Re: INWOOD SUBD
(Lee-Rogers Tract)

Attn: Mr. Ed Guzman

GENTLEMEN:

WE ARE SENDING YOU

☐ Attached

☐ Under separate cover via _____ the following items.

☐ Shop drawings

☐ Prints

☐ Plans

☐ Samples

☐ Specifications

☐ Copy of letter

☐ Change Order

☐ _____

COPIES	DATE	NO.	DESCRIPTION
✓		4	1"=400' scale P.O.A.D.P. w/ roadway classifications shown

RECEIVED

THESE ARE TRANSMITTED as checked below:

☐ For your approval

☐ Approved as submitted

☐ Resubmit _____ copies for approval

☐ For your use

☐ Approved as noted

DEPARTMENT OF PLANNING

☐ Submit _____ copies for distribution

☒ As requested

☐ Returned for corrections

Subdivision Section

☐ Return _____ corrected prints

☐ For review and comment

☐ _____

☐ FOR BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Eddie:

I don't recall whether it was you or someone else over there who asked for this.

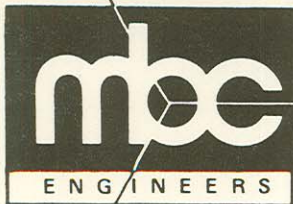
The P.O.A.D.P was previously revised and (re) submitted by Jerry Walker @ Quinby Lee Co., but it didn't designate roadway types. Also, we have updated the layout of the Unit 2 area.

COPY TO _____

SIGNED

Bob Guzman

Bob Lieszman



ACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS

415 Breesport Drive, San Antonio, Texas 78216
(512) 349-0151

TO City Planning
4th Floor

Proj. No. C 5143 Date 5/24/90

Re: INwood Master Plan.

Attn: Willie Vann

GENTLEMEN:

WE ARE SENDING YOU

☒ Attached

☐ Under separate cover via _____ the following items.

☐ Shop drawings

☐ Prints

☐ Plans

☐ Samples

☐ Specifications

☐ Copy of letter

☐ Change Order

☐

COPIES	DATE	NO.	DESCRIPTION
		<u>6</u>	<u>Copies of Master Plan.</u>

THESE ARE TRANSMITTED as checked below:

☐ For your approval

☐ Approved as submitted

☐ Resubmit _____ copies for approval

☒ For your use

☐ Approved as noted

☐ Submit _____ copies for distribution

☒ As requested

☐ Returned for corrections

☐ Return _____ corrected prints

☐ For review and comment

☐

☐ FOR BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

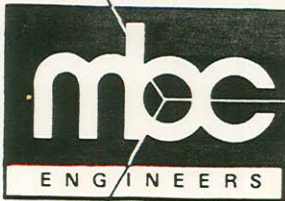
REMARKS:

COPY TO _____

SIGNED

Jesse R. Bob Liesman.

RECEIVED
MAY 24 P 2:37
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS

415 Breesport Drive, San Antonio, Texas 78216
(512) 349-0151

TO CITY OF SAN ANTONIO
CURRENT PLANNING

Proj. No. C-4304 Date 6-27-90

Re: INWOOD / LEE ROGERS

Attn: ROY RAMOS

GENTLEMEN:

WE ARE SENDING YOU

☐ Attached

☐ Under separate cover via _____ the following items.

☐ Shop drawings

☐ Prints

☐ Plans

☐ Samples

☐ Specifications

☐ Copy of letter

☐ Change Order

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<u>6</u>			<u>P.O.A.D.P. No. 119</u>

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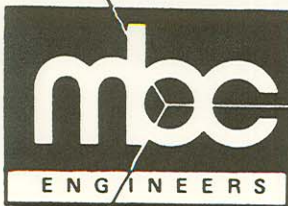
19 _____

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REMARKS: REVISIONS AND/OR ADDITIONS BEING UNITS 10, 1D & 3A
ON THE LEFT SIDE OF THE DRAWING.

COPY TO _____

SIGNED [Signature]



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS

415 Breesport Drive, San Antonio, Texas 78216
(512) 349-0151

TO CITY OF SAN ANTONIO
CURRENT PLANNING

Proj. No. _____ Date 1-25-91

Re: NWOOD

Attn: ROY RAMOS

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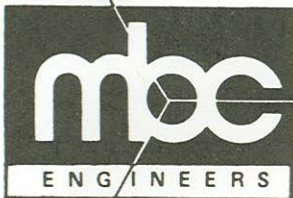
☐ FOR BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

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1991 FEB -4 P 12:41
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

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MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS

415 Breesport Drive, San Antonio, Texas 78216
(512) 349-0151 Fax (512) 349-9302

TO CITY of SAN ANTONIO
PLANNING Dept.

Proj. No. C-4304 Date 9-10-92

Re: INWOOD

Attn: ALEX GARCIA

GENTLEMEN:

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☐ Under separate cover via _____

the following items.

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☒ Prints

☐ Plans

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COPIES	DATE	NO.	DESCRIPTION
6			P.O.A.D.P. SHOWING REVISED STREET ALIGNMENTS FOR UNITS 7, 8, 9 AND A 400' DEEP COMMERCIAL LOT ALONG 1604

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☐ FOR BIDS DUE _____ 19 ____

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REMARKS:

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Paul DeLeon



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS

PICKUP or DELIVERY REQUEST

Requested by: Paul DeLeon

Date: 6-27-90

Job Name and Number: INWOOD AREA

Pickup or Delivery Item: P.O.A.D.P.

Pickup from or Deliver to: PLANNING - ROY RAMOS

Address: _____

Remarks: _____

Received by: _____

Date: _____

Monday June 1, 1984

Backlog Al
Dean
David Stottle
Mike O'Neil
Bill
Dean
David Frost

Allen Gormely
Paul Fernandez
Jim Uplmore.

Discussed access to Jones tract from 50' ROW - Rec. upgrade
50' street stub which located west of the Jones Tract. Additionally
extend to Huebner Rd.

Purpose of meeting was to talk about alternative designs
to discourage traffic filtering through Churchill St.

Rec. (1) offset street on the ^{northeast} Huebner Rd. -

(2) along 50' stub with collector street lay suggested
to cut thru the Jones Tract.

Paul Designate Churchill Blvd as major Thoroughfare. or
city needs to protect it from becoming throughfare.

Paul Fern - lousy advertising of M.T.P. amendments.

M.T.P. is changed periodically without proper notice
Developer is left holding the bag.

"T" intersection Churchill Blvd. with Huebner &
possible offset to the west

Staff needs to determine the impact of an offset at
Huebner Rd.

First he will talk to Roland about this.

Al will at up meeting with Transportation & Land
Use Committee to consider alternative to concluded
problems. need to go back & reevaluate.

Uplmore is willing to add pavement along Churchill Blvd
(Unit 5) (but how much?)

Al will talk to
Roland before he
does anything

Roger Trub. Gandy.

4-684

Daniel & I, discussed this ^{with} Allen Gandy

After evaluating the relationship of Rogers Ranch with Churchill Est proposal. Staff

is rec. that the 86 facility illustrated on the Rogers R.O.A.P. ~~should~~ be relocated at least 400+ north of its present location. In view of this ^{recommended} change

it will be necessary to coordinate this effort with the adjacent property owner (Uptmore). Relocation of the street

^(86 road) will necessitate amending the Churchill R.O.A.P. The attached sketch depicting an acceptable design that you may want to consider. However, if you can develop an more improved design ^{staff would be happy to review the alternate designs.}

It is our understanding Allen will discuss this scheme with Duncy Lee and then with Uptmore. Concept is ^{Uptmore} depend on Uptmore's reception to the idea because concept plan will need to be revised to fit the overall scheme.

If there is a delay in the process because of a lack of agreement between all parties, then staff will sign off on Rogers design. More specifically the area under Duncy Lee's control.